155.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,400 / 661,400
					USE VALUE:	661,400 / 661,400
					ASSESSED:	661,400 / 661,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUSTAFSON SUZANNE
Owner 2:	
Owner 3:	
Street 1:	155 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GUSTAFSON CARROLL/ETAL/L/ES -
Owner 2:	GUSTAFSON HILDEGARDE V -
Street 1:	155 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,440 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1936, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7440.000	211,200		450,200	661,400
Total Card	0.171	211,200		450,200	661,400
Total Parcel	0.171	211,200		450,200	661,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.34 | /Parcel: 421.3

Legal Description

User Acct 102953

GIS Ref

GIS Ref

Insp Date 05/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 155.0-0002-0005.0

!12136!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,100	0	7,440.	450,200	661,300	661,300	Year End Roll	12/18/2019
2019	101	FV	193,800	0	7,440.	450,200	644,000	644,000	Year End Roll	1/3/2019
2018	101	FV	211,500	0	7,440.	379,500	591,000	591,000	Year End Roll	12/20/2017
2017	101	FV	211,500	0	7,440.	347,300	558,800	558,800	Year End Roll	1/3/2017
2016	101	FV	211,500	0	7,440.	295,900	507,400	507,400	Year End	1/4/2016
2015	101	FV	199,200	0	7,440.	257,300	456,500	456,500	Year End Roll	12/11/2014
2014	101	FV	199,200	0	7,440.	238,000	437,200	437,200	Year End Roll	12/16/2013
2013	101	FV	199,200	0	7,440.	226,400	425,600	425,600		12/13/2012

PRINT

Date	Time
12/11/20	02:14:53

LAST REV

Date	Time
06/15/18	10:39:05

apro

PAT ACCT. 12136

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUSTAFSON CARRO	41061-375		9/30/2003	Family	270,000	No	No		
GUSTAFSON C./ET	22770-362		12/28/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	372	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/24/1999	Measured	256	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7440		Sq. Ft.	Site		0	70.	0.86	7									450,242						450,200	

Total AC/HA:	0.17080	Total SF/SM:	7440	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	450,242	Spl Credit		Total:	450,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.31889629
Const Adj.:	1.01239872
Adj $ / SQ:	120.172
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286908
Depreciation:	75744
Depreciated Total:	211165

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

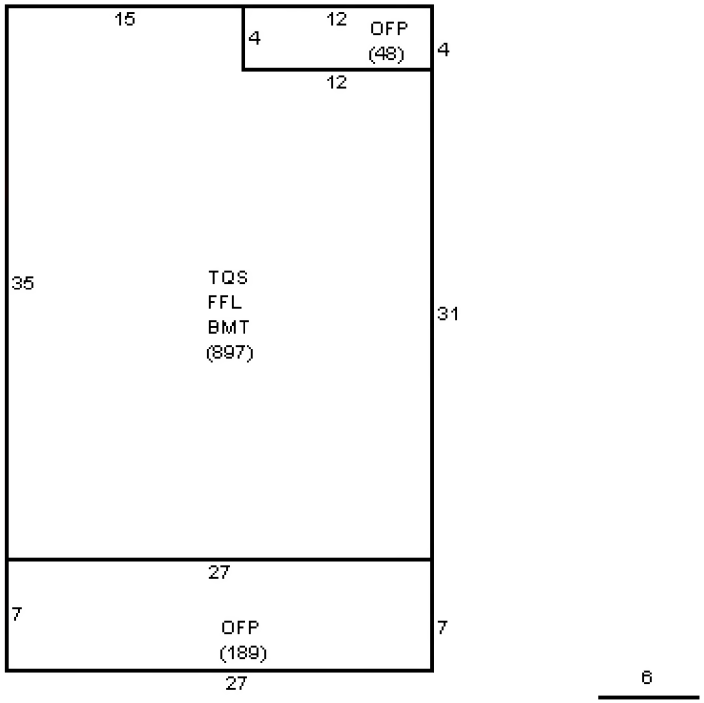
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.17
Special Features:	0	Val/Su Net:	78.11
Final Total:	211200	Val/Su SzAd	134.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	897	36.050	32,338
FFL	First Floor	897	120.170	107,795
TQS	3/4 Story	673	120.170	80,846
OFP	Open Porch	237	23.750	5,629

Net Sketched Area:	2,704			Total:	226,608
Size Ad	1569.75	Gross Are	2928	FinArea	1570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

155.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	